

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 22, 1967

Appeal No. 9146 S. Sidney Bradford, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - April 7, 1967

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-4 Dist. to permit construction of garage 14 x 20 at 325 - 9th St. S.E., lot 37, square 924, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a two-story single-family dwelling.
3. The lot has a 15.29 foot frontage on 9th St. S.E., and a depth of 109.08 feet.
4. It is proposed to erect a one-car garage 14 feet by 20 feet with ingress and egress from the public alley abutting the rear lot line.
5. The proposed occupancy of the 1669 square foot lot would amount to 1106 square feet.
6. Section 3303.1 of the Zoning Regulations provides that no structure, including its accessory buildings, should occupy in excess of 60% of lots in a R-4 District.
7. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations. We believe that to permit this use would be reasonable and that the granting of this appeal will not adversely affect the use of neighboring property, nor substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

A handwritten signature in cursive script, appearing to read "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN
Secretary of the Board.

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY
UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH
THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE
EFFECTIVE DATE OF THIS ORDER.